

# Work Session Public Meeting Comp Plan April 24, 2017 6:00 pm Minutes

Present are: Look at the sign is sheet (Copy)

## 1. **Pledge to the flag**, turned the meeting over to John Powers, gave a history on himself.

When doing the last comp plan there was a huge annexation concern.

Contacted by the township last fall to update the comp plan. The board wants to change the tone of the document with the attachment to the city of Grand Rapids. We have looked at a couple of the townships main concerns. We are going to go over the utility extensions (natural gas and broadband). Tonight's meeting is to look at the draft document and see if anything needs to be changed. The final vote will be up to the town board, and this meeting is for the public to let them know your concerns and the board will take it into consideration. The process is to critique the draft document. This is the updated version, the bulk of the verbiage is the same as what was in the last document. We have edited it to be the current concerns and situations. One was a sanitation area that was not in the plan before, we added it to this latest draft. The 2012 version was based on the development of a new maintenance center. All that information is out, and not included in the new document. There has been a shift in the tone of the document, the board and some residents want to gateway from referring to Grand Rapids so much. There are options for the township, this is not the only option to stay a Township, and we could incorporate into a city in the future to protect ourselves and our resident from annexation. The corridor of the 169, the south side of the lake to stay the same as it is today, and North side of the lake to be commercial. The board would be in favor of the residents that have come forward who wanted their property zoned commercial to have that opportunity. The zoning laws prevent "spot zoning" and that is the reason for the new Comprehensive plan. A perspective is that it could be 1400+ acres, that are north of the lake and only those properties that are abutting the highway, would be able to be zoned commercial, to be developed over a 50+ year time period.

Intent is to inform town board and what is permissible with a Conditional use permit is only for Bed and Breakfast expansions of resorts, antique shops, restaurant/bars/lounges power wood working, car sales, and small engine repairs. Our current plan says we don't want any other conditional use anywhere in the corridor and the new one says that they would consider the new development of certain uses of the land.

What would be allowed in the commercial and referenced the zoning plans, and can recommend to the township, permitted uses is over the county you go in and get what you need right away. Conditional uses are a process for the light industrial commercial zone.

There is a big difference between commercial and light industrial commercial. Conditional use permit is attached the property. Cannot consider any and all uses in the farm residential zoning, if we want to development a section of the corridor we need to pass this comprehensive plan.

Pokegama Lake is in the Mississippi Headwaters water shed. Pokegama Lake is part of the very large study done 2013-15. There are some problems with our lake and Smith Creek. The problem is phosphorus... will see the spill and the storm water management and on Lake Pokegama website. GPLA (Greater Pokegama Lake Association.)

When MNDOT put in the causeway, unbeknownst to us they put all the runoff and drains into Pokegama Lake, a culvert gushes for a day after a hard rain.

The discussion was on the expansion; how wide on each side of the highway should the commercial go? One thought was on one the west side or abuts the highway. We would follow parcels lines only if the property abuts the highway 169. Change the language from nothing on west side and only on the

east side and only where commercial already exists. If we don't do anything now we will have a lot more information on the phosphorus and run off. Under the current plan we have "spot zoning" for the conditional use permits. If we expand it to commercial use the residents will be able to get more for their property.

One of the things to grow our tax base, is commercial zoning in the 169 corridor. We would allow light industrial zoning. The taxes are usually 2-5x the average of the household taxes. One of our main concerns is our roads; how do we fix them and keep them up? One way is to raise taxes, limit or take services away from our community, or let some more commercial properties come in.

Plan A same as current plan, only east side of the highway, nothing on the west and only what is currently zoned on the south side of the lake.

Plan B not south of the lake, just north, and west side and a little on the Mishawka Road.

Plan C is not the whole corridor but possible areas where they could be developed.

Have an improvement of the businesses that come in, with a wider range of the commercial developments. It would mean a higher tax base. The county has been rather generous with the conditional use zoning in Harris Township.

If a business asks for the land to be rezoned commercial they should be able to do that. If we rezoned it commercial we would be able to bring a business in like Kwik Trip. Just because the township doesn't want or recommend doesn't mean it can't happen. Someone can ask the county to change the zoning from farm residential to commercial.

Compromise: Start the zoning on the west and east sides of Highway 169 going north at the "taxidermy" property all the way to the north boundary of Harris Township. There are already a lot of little conditional use properties in this area. This compromise would include them.

Nothing south of the bridge.

One thought was to limit the property to be only 660 feet deep. Parcels get cut all the time and still cutting a 40 into two 20 acres lot. It would still have access off another road, so it could still be cut. If the property owner doesn't asks to be changed nothing happens to their taxes or zoning. It gives the county and township a broader range of businesses to come in.

Make sure everyone who owns land has access to a road. It would start at the taxidermist just north of Pokegama Lake to the township line. The town board has to act on this and we will have another meeting on this. The draft will up on the website as soon as we get it, and it will be the revised document.

Boat accesses talked about the enlargement of Mishawaka landing across the street. It is a wetland, who is going to pay for this? A suggestion would be to hire someone to design it and find out the cost of the project. All of our accesses are deficient and need to be upgraded.

It's the duty of the association to communicate with the township.

Cause way might pollute the wells in the area if we move the waist water to the cedar swamp.

AIS (Aquatic invasive species)

Adjourned at 8:05 pm

A handwritten signature in cursive script, appearing to read "Carrie".